

NEWARK URBAN RENEWAL AREAS

N. J. DOCUMENTS
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PREPARED BY NEWARK CENTRAL PLANNING BOARD

DATA FROM NEWARK REDEVELOPMENT AGENCY

JANUARY 1962

0 2000 3000



- ① BRANCH BROOK PROJECT, N.J. 3-1
- ② BROAD STREET PROJECT, N.J. 3-2
- ③ NEWARK COLLEGE EXPANSION PROJECT, N.J.R-45
- ④ ESSEX HEIGHTS PROJECT, N.J.R-63
- ⑤ HILL STREET PROJECT, N.J.R-49
- ⑥ SOUTH BROAD STREET, N.J.R-52
- ⑦ OLD THIRD WARD PROJECT, N.J.R-8

- ⑧ CENTRAL WARD LIGHT INDUSTRIAL AREA, N.J.R-32
- ⑨ LOWER CLINTON HILL PROJECT, N.J.R-38
- ⑩ EDUCATIONAL CENTER, N.J.R-50
- ⑪ NEWARK PLAZA, N.J.R-56
- ⑫ UNITED HOSPITALS PROJECT, N.J.R-72

- DECLARED BLIGHTED
- PROPOSED
- FIRST STAGE
- SECOND STAGE
- APPROVED
- EXECUTION
- COMPLETED

PROJECT AREA DATA SUMMARY

<u>PROJECT AREAS</u>	<u>DECLARED BLIGHTED</u>	<u>DATE OF PLAN APPROVAL</u>		<u>STATUS</u>
		<u>PLAN. BD.</u>	<u>MUN. COUNC.</u>	
OLD 3RD WARD NJR-6	8/20/58	1/12/60	6/15/60	EXECUTION
CENTRAL WARD NJR-32	11/20/61	--	--	S & P
NWK. COLLEGES EXP. NJR-45 STAGE I	7/10/61	12/27/61	1/3/62	S & P PART II
HILL STREET NJR-49	5/3/61	12/27/61	1/3/62	PART II
SOUTH BROAD NJR-52 STAGE I	5/3/61	12/27/61	1/3/62	S & P PART II
EDUCATIONAL CNTR. NJR-50	7/10/61	--	--	S & P
NEWARK PLAZA NJR-58	7/10/61	--	--	S & P
ESSEX HEIGHTS NJR-62 STAGE I	7/10/61	--	--	S & P PART I
UNITED HOSPITALS NJR-72	--	--	--	S & P
CLINTON HILL NJR-38	6/7/61	10/18/61	12/20/61	PART I

S & P UNDERTAKING OF SURVEY AND PLANS PRIOR TO APPLICATION FOR FEDERAL FUNDS

PART I PRELIMINARY APPLICATION FOR FEDERAL FUNDS

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SOUTH BROAD NJR-52 STAGE I	5/3/61	12/27/61	1/3/62	S & P PART II
EDUCATIONAL CNTR. NJR-50	7/10/61	--	--	S & P
NEWARK PLAZA NJR-58	7/10/61	--	--	S & P
ESSEX HEIGHTS NJR-62 STAGE I	7/10/61	--	--	S & P PART I
UNITED HOSPITALS NJR-72	--	--	--	S & P
CLINTON HILL NJR-38	6/7/61	10/18/61	12/20/61	PART I

S & P UNDERTAKING OF SURVEY AND PLANS PRIOR TO APPLICATION FOR FEDERAL FUNDS
 PART I PRELIMINARY APPLICATION FOR FEDERAL FUNDS

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- ⑥ SOUTH BROAD STREET, N.J.R-82
- ⑦ OLD THIRD WARD PROJECT, N.J.R-6

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AS OF FEBRUARY 1962

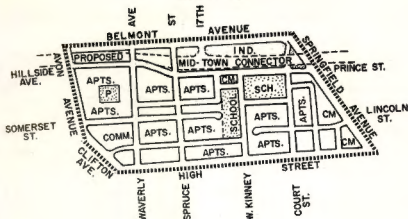
<u>POPULATION</u>	<u>PROJECT AREA ACREAGE</u>			<u>ACRES TO BE CLEARED</u>	<u>TENTATIVE ACQUISITION DATE</u>
	<u>DECLARED BLIGHTED</u>	<u>FIRST STAGE</u>	<u>LATTER STAGE</u>		
13,000	236.0		N.A.	116.6	1960-1964
17,554	240.9		N.A.	180.0	1963-1970
1,262	87.5	--	33.4	N.A.	1963-1965
3,297	--	54.1	--	33.2	1961-1963
141	12.9		N.A.	8.2	1962
11,726	306.6	--	271.0	N.A.	1963-1970
1,380	--	35.6	--	24.1	1962-1963
184	25.6		N.A.	20.0	1963-1964
91	49.9		N.A.	43.0	1963-1964
2,964	98.5	--	51.2	N.A.	1964-1967
2,289	--	47.3	--	31.6	1962-1963
4,382	76.6		N.A.	50.0	1963-1964
6,250	78.2		N.A.	9.7	1962-1963

PART II FINAL APPLICATION FOR FEDERAL FUNDS

EXECUTION FEDERAL MONEY RELEASED, PROPERTY ACQUIRED, RELOCATION,
DEMOLITION ACTIVITY, PARTIAL CONSTRUCTION OF DEVELOPMENT

OLD 3RD WARD

NJR-6



POPULATION IN PROJECT AREA 13,000*

TOTAL AREA 236 ACRES

*ADDITIONAL 12,400 POPULATION IN PUBLIC HOUSING SITE

PROPOSED USES AND FACILITIES

- PUBLIC & PRIVATE APARTMENTS
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- OTHER MISC. USES

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING	108.5	18.2	5.5	18.2	85.6
PROPOSED	85.5	20.2	12.2	37.2	80.9

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

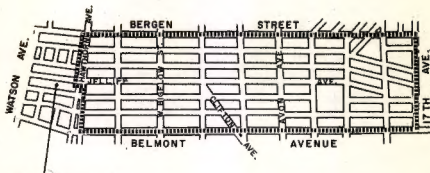
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
7765	4595	5366	3000	2800

ESTIMATED FEDERAL CAPITAL GRANT

\$ 22,000,000

CENTRAL WARD

NJR-32



AREA DECLARED BLIGHTED BUT NOT
INCLUDED IN PROJECT AREA

POPULATION IN PROJECT AREA 17,554
TOTAL AREA 240.9 ACRES

PROPOSED USES AND FACILITIES

- LIGHT INDUSTRIAL PARK
- PARKS AND OPEN SPACE

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	101.5	(-----)	46.7	N.A.	92.7
PROPOSED	—	—	180.0	—	N.A.

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

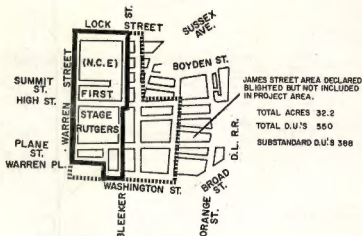
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
5076	3451	N.A.	—	—

ESTIMATED FEDERAL CAPITAL GRANT

\$ 9,937,032

NEWARK COLLEGES EXPANSION

NJR-45



POPULATION IN PROJECT AREA 4,559
TOTAL AREA 87.5 AC.

PROPOSED USES AND FACILITIES

- NEWARK CAMPUS FOR RUTGERS & NEWARK COLLEGE OF ENGINEERING
- EXPANSION OF SAINT MICHAEL'S HOSPITAL

EXISTING AND PROPOSED LAND USE ACRES

		<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	1ST STGE.	19.6	7.6	2.8	.4	23.7
	2ND STGE.	19.7	(-----)	8.1 N.A.	(-----)	5.6
PROPOSED	1ST STGE.	—	—	—	36.9	17.2
	2ND STGE.	—	—	N.A.	—	—

* INCLUDES PUBLIC & SEMI-PUBLIC USES

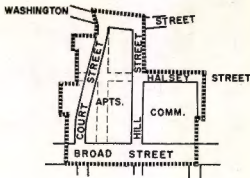
TREATMENT OF RESIDENTIAL AREA

<u>EXISTING HOUSING CONDITIONS</u>					
	<u>TOTAL NO OF D.U.'S</u>	<u>NO OF SUBSTANDARD D.U.'S</u>	<u>NO. OF D.U.'S TO BE DEMOLISHED</u>	<u>PROPOSED PRIVATE</u>	<u>D.U.'S PUBLIC</u>
1ST STGE.	1172	814	1172	—	—
2ND STGE.	360	N.A.	360	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$7,128,266

HILL STREET

NJR-49



POPULATION IN PROJECT AREA 141
TOTAL AREA 12.9 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL OFFICE BUILDINGS
- REALIGNMENT OF COURT STREET

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER	STREETS
EXISTING	1.0	5.4	.4	.4	5.7
PROPOSED	4.4	3.1	—	—	5.4

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

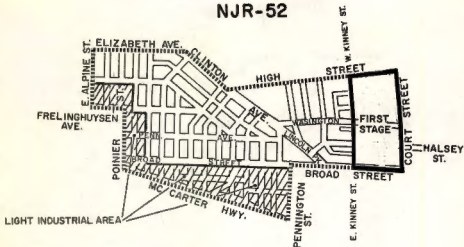
EXISTING HOUSING CONDITIONS			
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE PUBLIC
62	59	62	440 —

ESTIMATED FEDERAL CAPITAL GRANT

\$3,524,015

SOUTH BROAD

NJR-52



POPULATION IN PROJECT AREA 13,106
TOTAL AREA 306.6 ACRES

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- SHOPPING CENTER AND COMMERCIAL FACILITIES
- LIGHT INDUSTRIAL DEVELOPMENT

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER*	STREETS
EXISTING 1ST STGE.	8.8	12.6	0.7	1.2	12.3
OTHER STGES.	94.9	(-----)	46.5	(-----)	129.6
PROPOSED 1ST STGE.	21.0	5.9	—	0.2	8.5
OTHER STGES.	(-----)	(-----)	N.A.	(-----)	(-----)

* INCLUDES PUBLIC & SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

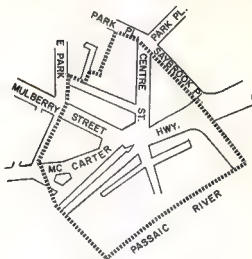
	TOTAL NO OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE D.U.'S	D.U.'S PUBLIC
1ST STGE.	496	243	389	2100	—
2ND STGE.	3,844	2,263	N.A.	10,000 EST.	

ESTIMATED FEDERAL CAPITAL GRANT

\$ 6,058,973

EDUCATIONAL CENTER

NJR-50



POPULATION IN PROJECT AREA 184
TOTAL AREA 25.6 ACRES

PROPOSED USES AND FACILITIES

- DOWNTOWN CAMPUS FOR
SETON HALL UNIVERSITY

REALIGNMENT OF MULBERRY ST. & MC CARTER HWY.

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER [*]	STREETS
EXISTING	1.7	(-----	16.8 -----)		7.1
PROPOSED	N.A.	-----	N.A. -----		N.A.

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

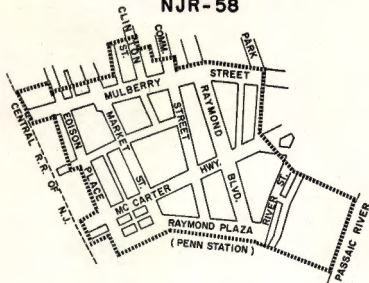
EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE	D.U.'S PUBLIC
40	23	40	—	—

ESTIMATED FEDERAL CAPITAL GRANT \$4,000,000

NEWARK PLAZA

NJR-58



POPULATION IN PROJECT AREA 91
TOTAL AREA 49.9 ACRES

PROPOSED USES AND FACILITIES

- HIGH RISE APARTMENTS AND COMMERCIAL OFFICE BUILDINGS
- REALIGNMENT OF MC CARTER HWY.

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	0.7	(-----	28.1 -----)		22.1
PROPOSED	N.A.	-----	N.A. -----		N.A.

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

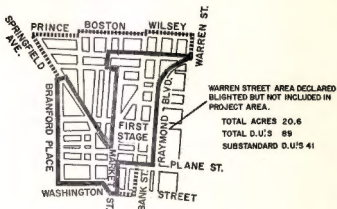
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
28	25	28	1000 EST.	—

ESTIMATED FEDERAL CAPITAL GRANT

\$4,003,133

ESSEX HEIGHTS

NJR-62



POPULATION IN PROJECT AREA 5,253
TOTAL AREA 98.5 AC.

PROPOSED USES AND FACILITIES

- PRIVATE APARTMENTS
- NEW COUNTY GOVERNMENT OFFICE BUILDINGS
- SHOPPING CENTER
- NEW SCHOOL, PLAYGROUND AND PARK FACILITIES
- OFFICE BUILDINGS
- OTHER COMMERCIAL FACILITIES

EXISTING AND PROPOSED LAND USE ACRES

		RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER	STREETS
EXISTING	1ST STGE.	13.1	11.6	1.6	1.9	21.0
	2ND STGE.	22.8	(-----)	12.4 N.A.	(-----)	16.0
PROPOSED	1ST STGE.	12.0	14.0	—	3.4	17.8
	2ND STGE.	(-----)	(-----)	N.A.	(-----)	(-----)

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

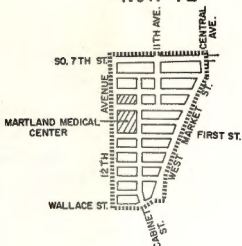
EXISTING HOUSING CONDITIONS			
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED D.U.'S PRIVATE PUBLIC
1ST STGE.	786	726	784 1300
2ND STGE.	970	846	846 N.A.

ESTIMATED FEDERAL CAPITAL GRANT

\$ 6,851,509

UNITED HOSPITALS

NJR-72



POPULATION IN PROJECT AREA 4382
TOTAL AREA 76.6 ACRES

PROPOSED USES AND FACILITIES

CONSOLIDATION OF UNITED
HOSPITALS MEDICAL FACILITIES
RELOCATION HOUSING
INDUSTRIAL EXPANSION

EXISTING AND PROPOSED LAND USE ACRES

	RESIDENTIAL	COMMERCIAL	INDUSTRY	OTHER *	STREETS
EXISTING	36.4	{ -----	12.6 ----- }		27.6
PROPOSED	25.7	-	8.5	24.3	18.1

* INCLUDES PUBLIC AND SEMI-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

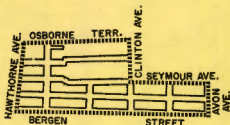
TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1292	1197	1292	2,000 EST.	-

ESTIMATED FEDERAL CAPITAL GRANT

\$8,650,973

CLINTON HILL

NJR-38



POPULATION IN PROJECT AREA 6,250
TOTAL AREA 78.2 ACRES

PROPOSED USES AND FACILITIES

- NEW APARTMENTS
- NEW SCHOOL ADDITION
- NEW SHOPPING FACILITIES
- NEW PARK
- REHABILITATION OF EXISTING HOUSING

EXISTING AND PROPOSED LAND USE ACRES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRY</u>	<u>OTHER</u> *	<u>STREETS</u>
EXISTING	43.9	4.6	.2	6.9	22.6
PROPOSED	43.4	6.1	.1	6.9	21.7

* INCLUDES PUBLIC AND SEM-PUBLIC USES

TREATMENT OF RESIDENTIAL AREA

EXISTING HOUSING CONDITIONS

TOTAL NO. OF D.U.'S	NO. OF SUBSTANDARD D.U.'S	NO. OF D.U.'S TO BE DEMOLISHED	PROPOSED PRIVATE	D.U.'S PUBLIC
1910	442	323	300	-----

ESTIMATED FEDERAL CAPITAL GRANT \$ 1,600,000